

**MHC STAFF REPORT SUMMARY: 06/14/23**

Pursuant to SMC 25.24.070, the Commission shall consider whether each application for a Certificate of Approval is consistent with Commission guidelines adopted pursuant to SMC 25.24.040, and the Commission may approve the application, disapprove it, or approve it with conditions.

**061423.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE**

061423.11 Freya Bakery and Cafe  
1426 Western Ave, LaSalle Building  
Maria Beck, Business Owner

Proposal for change of ownership only for existing business. To be operated by ACB Investment Group LLC owned by Maria Beck (100%).

Additional information:

- Current ownership is by ACB Investment Group LLC owned by Jan Beck (50 %) and Maria Beck (50 %)
- Maria Beck will continue to be onsite for regular business operations.
- No other proposed changes to use.

Exhibits:

- Location information
- LLC documentation

Relevant Guidelines:

- 2.1 General Principles for Uses in the Market
- 2.10 Changes to Business Structure or Ownership

URC recommendation: To be determined June 7, 2023

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061423.12 Pizza and Pasta Bar  
1530 Post Alley # 7, Post Alley Market Building  
Babak Ziraknejad, Business Owner

Proposal for expansion of use to add cocktails and spirits to existing menu.

Additional information:

- Addition of cocktails and spirits only; no other proposed changes to use.

Exhibits:

- Location information
- Sample spirits and cocktails menu

Relevant Guidelines:

- 2.1 General Principles for Uses in the Market
- 2.8 Existing Uses and Businesses

URC recommendation: To be determined June 7, 2023

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